Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Thomas H. Casey - Bar No. 138264
Kathleen J. McCarthy- Bar No. 132637
Steve Burnell- Bar No. 286557
LAW OFFICE OF THOMAS H. CASEY, INC.
A PROFESSIONAL CORPORATION
22342 Avenida Empresa, Suite 200
Rancho Santa Margarita, CA 92688
Telephone: (949) 766-8787
Facsimile: (949) 766-9896
Email: TomCasey@tomcaseylaw.com

☐ *Individual appearing without attorney*
☒ *Attorney for:* Jason M. Rund, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:

RAJINDER KUMAR JAWA,
DEBRA LYNN JAWA,

Debtor(s).

CASE NO.: 2:13-bk-25539-ER

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/18/2014	**Time:** 10:00 am
Location: 255 E Temple Street, Courtroom 1568, Los Angeles CA 90017	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/04/2014

Description of property to be sold:
See Trustee's Motion for Order (1) Authorizing Sale of Estate's Interest in Real Property Free and Clear of Any and All Liens, Claims, and Other Interests Per 11 U.S.C. §§363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Compensation of Broker; (4) Deeming Proposed Buyer To Be A Good Faith Purchaser Pursuant to 11 U.S.C. §363(m); (5) Authorizing Distribution of Sale Proceeds; and (6) Waiving 14 day Stay Imposed by FRBP 6004(h) ("Sale Motion").

Terms and conditions of sale:
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey at the address listed above.

Proposed sale price: $ 3,225,000.00

Overbid procedure (*if any*): See Sale Motion for full bidding procedures; deadline for submitting overbids is 9/10/2014.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing is to take place at:
US Bankruptcy Court
255 E Temple Street, Courtroom 1568
Los Angeles CA 90017
September 18, 2014 at 10:00 a.m.

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Patsy Ma, BP International, Inc., 650 W Duarte Road, #1088, Arcadia, CA 91007
(626) 821-3448 x100 (office)
(626) 821-9099 (fax)
(626) 688-7680 (cell)

Date: 08/27/2014

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **August 27, 2014,** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Dennis M Assuras - SUSPENDED - dxassuras@yahoo.com
- Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- David K Eldan malvarado@pmcos.com, rpinal@pmcos.com;efilings@pmcos.com
- Leslie S Gold LGold@GershuniKatz.com
- Joseph M Hoats josephhoats@hotmail.com, carrollsc@yahoo.com
- Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com
- Nina Z Javan nina@marguliesfaithlaw.com, cmartin@pralc.com;helen@marguliesfaithlaw.com
- Ira Benjamin Katz IKatz@GershuniKatz.com
- Raffi Khatchadourian raffi@hemar-rousso.com
- Rebecca L Lang bknotice@mccarthyholthus.com, bknotice@mccarthyholthus.com
- Kathleen J McCarthy lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Queenie K Ng queenie.k.ng@usdoj.gov
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- Avi Schild bk@atlasacq.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Gilbert B Weisman notices@becket-lee.com

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) **August 27, 2014,** I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 27, 2014	Kathy Driggers	
Date	*Printed Name*	*Signature*

SERVED BY UNITED STATES MAIL

Interested Party
United States Bankruptcy Court
Attn: Hon. Ernest M. Robles
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012

Debtors
Rajinder Kumar Jawa
22565 Pecan Place
Santa Clarita, CA 91390

Debra Lynn Jawa
22565 Pecan Place
Santa Clarita, CA 91390

Proposed Buyer
Miracle Day Investments, LLC
c/o Patsy Ma
BP International, Inc.
650 West Duarte Road, #1088
Arcadia, CA 91007

Request for Special Notice
Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115-4412

McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

Lienholders/Interested Parties
Rajinder Kumar Jawa and Debra Lynn Jawa in their capacity as Trustors and Beneficiaries of the Kumar Jawa Revocable Living Trust Dated November 26, 2003
22565 Pecan Place
Santa Clarita, CA 91390

Habib American Bank
Attn: President
99 Madison Avenue
New York, NY 10016

Habib American Bank
Attn: President
110 East 9th Street
Los Angeles, CA 90079

Habib American Bank
Agent for Service of Process
Nadim Junejo
110 E. 9th Street, AL10
Los Angeles, CA 90079

Spice 4 Life, Inc. dba India Sweets and Spices
Attn: President
4601 West Sahara Avenue, Ste. L
Las Vegas, NV 89126

India Sweet's and Spices
Attn: President
3126 Los Feliz Blvd.
Los Angeles, CA 90039

India Sweet's and Spices, Inc.
Agent for Service of Process
Frank A. Weiser
3460 Wilshire Blvd., Suite 903
Los Angeles, CA 90010

Spice 4 Life
Attn: President
3126 Los Feliz Blvd.
Los Angeles, CA 90039

Spice 4 Life
Agent for Service of Process
Raj Jawa
22565 Pecan Place
Santa Clarita, CA 91390

Raj Jawa
22565 Pecan Place
Santa Clarita, CA 91390

Counsel for Herb's Spices, Vegan & Vegetarian, Inc.
John Jay LeBron, Esq.
Law Offices of John Jay LeBron
310 W 5th Street, Suite 202
Santa Ana CA 92701

Herb's Spices, Vegan & Vegetarian, Inc.
Attn: President
4009 Sequoia Street
Los Angeles, CA 90039

Herb's Spices, Vegan & Vegetarian, Inc.
Attn: President
3126 Los Feliz Blvd.
Los Angeles, CA 90039

Herb's Spices, Vegan & Vegetarian, Inc.
Agent for Service of Process
Knr Mathi
16400 Ventura Blvd., #326
Encino, CA 91436

Kamlesh Rani
4009 Sequoia Street
Los Angeles, CA 90039

Internal Revenue Service
300 N. Los Angeles Street
Mail Stop 5027
Los Angeles, CA 90012

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

State of California
Franchise Tax Board
Special Procedures Section
PO Box 2952
Sacramento, CA 95812-2952

Creditors
Account Resolution Assoc.
9301 Winnetka Avenue, B
Chatsworth, CA 91311-6079

Ameriprise Financial
c/o Becket and Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

Ameriprise Bank
834 Ameriprise Financial Center
Minneapolis, MN 55474-0008

American InfoSource LP
As Agent for Verizon
P.O. Box 248838
Oklahoma City, OK 73124-8838

ARS National Services, Inc.
P.O. Box 463023
Escondido, CA 92046-3023

AT&T Universal Card
P.O. Box 6500
Sioux Falls, SD 57117-6500

ATT
14575 Presidio Square Room CR
Houston, TX 77083-1586

Avalon Risk Management
150 Northwest Point Blvd., 4th Floor
Elk Grove Village, IL 60007-1015

Bank of America
100 N. Tyron Street
Charlotte, NC 28225

Bank of America
P.O. Box 982238
El Paso, TX 79998-2238

Bank of America
P.O. Box 982235
El Paso, TX 79996

Bank of America, National Association
c/o Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115-4412

Bank of America, National Association as successor
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Bankone NA
800 Brooksedge Blvd.
Westerville, OH 43081-2822

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146-1837

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Miami, FL 33146

Bureaus Investment Group Portfolio No. 15 LLC
c/o Recovery Management Systems Corp
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

CB Lancaster
1014 Lancaster Way
Lancaster, CA 93534-2308

CBUSA
CCS Gray Ops Center
Gray, TN 37615

CBUSA
CCS Gray OPS Center
Johnson City, TN 37615

CBUSA Sears
8725 W. Sahara Avenue
The Lakes, NV 89163-0001

California Bank and Trust
Commercial Collection Service
P.O. Box 2220
Petaluma, CA 94953-2220

California Reconveyance Co.
Mail Stop CA2-4379
9200 Oak Dale Avenue
Chatsworth, CA 91311-6505

Capital One Bank
P.O. Box 30281
Salt Lake City, UT 84130-0281

Chase/Bank One
P.O. Box 15298
Wilmington, DE 19850-5298

Chase Card Services
201 North Walnut Street
Attn: Mark Pascale
Mail Stop DE1-1406
Wilmington, DE 19801-2920

~~Children HSB~~
~~P.O. Box 5002~~
~~Sioux Falls, SD 57117-5002~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Children HSB
P.O. Box 2013
Buffalo, NY 14240

Citicards CBNA
701 E. 60th Street N
Sioux Falls, SD 57104-0432

Citicards CBNA
P.O. Box 6500
Sioux Falls, SD 57117-6500

~~City of Los Angeles~~
~~500 W. Temple Street~~
~~Los Angeles, CA 90012-3550~~
Undeliverable as Addressed
Return to Sender

City of Los Angeles
700 E. Temple Street
Los Angeles, CA 90012

City of Glendale
Water and Power
141 N. Glendale Avenue, Level 2
Glendale, CA 91206-4975

Collection Consultants
6100 San Fernando Road
Glendale, CA 91201-2280

Collection Consultants of California
6100 San Fernando Road, Suite 211
Glendale, CA 91201

Commercial Collection Service Inc.
Thomas F. Jeffrey
1400 N. Dutton Avenue, Suite 21
Santa Rosa, CA 95401-4643

Discover
P.O. Box 29033
Phoenix, AZ 85038-9033

Discover Bank
DB Servicing Corporation
P.O. Box 3025
New Albany, OH 43054-3025

Discover Financial Services LLC
P.O. Box 3025
New Albany, OH 43054-3025

Diversified Collection Services
333 North Canyons Parkway, Suite 100
Livermore, CA 94551

Enhanced Recovery Corp
8041 Bayberry Road
Jacksonville, FL 32256-7411

Enhanced Recovery Company, LLC
8014 Bayberry Road
Jacksonville, FL 32256-7412

First USA Bank
300 King Street
Wilmington, DE 19801-2524

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Franchise Tax Board
P.O. Box 942840
Sacramento, CA 94267-0001

GECCCC/Lenscrafters
P.O. Box 276
Dayton, OH 45401-0276

GECRB/Walmart
P.O. Box 965024
Orlando, FL 32896-5024

~~GEMB/JCP~~
~~P.O. Box 984100~~
~~El Paso, TX 79998~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

GEMB/JCP
P.O. Box 965009
Orlando, FL 32896-5009

Glendale Water and Power
141 N. Glendale Avenue
Glendale, CA 91206-4975

Green Point Savings
4160 Main Street
Flushing, NY 11355-3833

Green Tree
500 Landmark Tower
St. Paul, MN 55102

Green Tree
P.O. Box 6172
Rapid City, SD 57709

Green Tree Servicing LLC
7340 S. Kyrene Road
Recovery Dept. T120
Tempe, AZ 85283-4573

~~HHLD Bank~~
~~P.O. Box 98706~~
~~Las Vegas, NV 89193-8706~~
Attempted – Not Known
Unable to Forward
Return to Sender

HSBC Card Services
Frontline Asset Strategies
1935 W. Country Road B2, #425
Roseville, MN 55113-2797

HSBC Card Services
Frontline Asset Strategies
1935 West County Road B2, #425
Saint Paul, MN 55113

HSBC NV
1441 Schilling Place
Salinas, CA 93901-4527

Hahn Fife & Co LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101-2193

Hemar Rousso and Held LLP
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2829

Home Depot Credit Services
P.O. Box 790328
St. Louis, MO 63179-0328

~~Home Shopping Club/MGB~~
~~P.O. Box 29116~~
~~Shawnee Mission, KS 66201-1416~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Home Shopping Club/MGB
P.O. Box 29116
Mission, KS 66201

IndyMac Bank
1 National City Parkway
Kalamazoo, MI 49009-8003

~~Interbay Funding~~
~~2601 Bayshore Drive, Suite 4~~
~~Miami, FL 33133-5417~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Interbay Funding
16000 Bothell Everett Hwy
Mill Creek, WA 98012

JPMorgan Chase Bank
7301 Baymeadows Way
Jacksonville, FL 32256-6826

KC Equities, LLC
c/o Gershuni & Katz, a Law Corporation
1901 Avenue of the Stars, #300
Los Angeles, CA 90067-6005

Kern County Tax Collector
1115 Truxtun Avenue 2
Bakersfield, CA 93301

Lane Bryant
P.O. Box 182121
Columbus, OH 43218-2121

~~Lease Finance~~
~~455 N. Cityfront Place~~
~~Chicago, IL 60611-5503~~
Attempted – Not Known
Unable to Forward
Return to Sender

Lease Finance
7700 Equitable Drive, Suite 203
Eden Prairie, MN 55344

Loanworks
One National City
Kalamazoo, MI 49009-8003

~~Los Angeles County Recorder~~
~~P.O. Box 115~~
~~Los Angeles, CA 90078-0115~~
Attempted – Not Known
Unable to Forward
Return to Sender

Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

Los Angeles County Tax Collector
225 N. Hill Street
Los Angeles, CA 90012

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

~~MBNA Amer~~
~~400 Christina Road~~
~~Newark, DE 19702-3208~~
Insufficient Address
Unable to Forward
Return to Sender

~~MBNA America~~
~~P.O. Box 15026~~
~~Wilmington, DE 19850-5026~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

MBNA Amer
400 Christine Road
Newark, DE 19713

MBNA America
655 Paper Mill Road
Newark, DE 19711-7500

MCCBG Mervyns
3701 Wayzata Blvd.
Minneapolis, MN 55416-3401

Midland Funding
8875 Aero Drive, Suite 200
San Diego, CA 92123-2255

Morgan Stanley PBNA
425 Phillips Blvd.
Ewing, NJ 08618-1430

Morgan Stanley PBNA
425 Phillips Blvd.
Trenton, NJ 08618

NDEX West, LLC
15000 Surveyor Blvd., Suite 500
Addison, TX 75001-4417

National City Bank
P.O. Box 94982
Cleveland, OH 44101-4982

~~Nationcoll~~
~~2015 Vaughn Road, Bldg. 300~~
~~Kennesaw, GA 30144-7802~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

~~Nationsbank/Recovery~~
~~3701 Farmington Street~~
~~Greensboro, NC 27407~~
No Such Number
Unable to Forward
Return to Sender

Nationsbank/Recovery
9000 Southside Blvd., Bldg. 600
Jacksonville, FL 32256-0789

~~North American Banke~~
~~2701 Troy Center Drive, Suite 375~~
~~Troy, MI 48084-4754~~
Attempted – Not Known
Unable to Forward
Return to Sender

PNC Bank
P.O. Box 856177
Louisville, KY 40285-6177

Pacific Bell Telephone Company
c/o AT&T Services, Inc.
Karen Cavagnaro, Paralegal
One AT&T Way, Room 3A104
Bedminster, NJ 07921-2693

~~Persolve, LLC~~
~~28470 Ave Stanford, #214~~
~~Valencia, CA 91355-0913~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Persolve LLC
28470 Ave Stanford, #214
Reseda, CA 91335

Persolve, LLC
9301 Winnetka Avenue
Chatsworth, CA 91311

Pennysaver USA Publishing Inc.
Southwest Collection Service, Inc.
P.O. Box 6349
Orange, CA 92863-6349

Phillips Cohen and Assoc.
695 Rancocas Road
Easthampton, NJ 08060-5626

Phillips Cohen and Assoc.
695 Rancocas Road
Mount Holly, NJ 08060

Pinnacle Credit Services
P.O. Box 5617
Hopkins, MN 55343-0493

Portfolio Recovery Associates LLC
P.O. Box 41067
Norfolk, VA 23541-1067

Portfolio Recovery Assoc.
120 Corporate Blvd., Suite 100
Norfolk, VA 23502

QCard GECRB
P.O. Box 530905
Atlanta, GA 30353-0905

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101-2101

Quantum3 Group LLC
As agent for Comenity Bank
P.O. Box 788
Kirkland, WA 98083-0788

Rajesh Sihra
Empire of Real Estate
18122 Parthenia Street
Northridge, CA 91328

Reconstruct Co.
1757 Tipo Canyon Road
Simi Valley, CA 93063-3390

Sai Krishna Minerals Pvt Ltd.
Near Venugopal Temple
3rd Ward Patel Nagar
Hospet 583 201 India

~~Sears~~
~~13200 Smith Road~~
~~Cleveland, OH 44130-7856~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Sears
3333 Beverly Road
Hoffman Estates, IL 60179

Select Portfolio Servicing Inc.
P.O. Box 65250
Salt Lake City, UT 84165

~~Southwest Collection S~~
~~635 N. Main Street~~
~~Orange, CA 92868-1103~~
Attempted – Not Known
Unable to Forward
Return to Sender

Southwest Collection S
1111 E. Katella Avenue
Orange, CA 92867

Southwest Collection Service
P.O. Box 6349
Orange, CA 92863-6349

~~THD CBUSA~~
~~P.O. Box 6003~~
~~Hagerstown, MD 21747~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

THD CBUSA
2455 Paces Ferry Road
Atlanta, GA 30339

TNB Target
P.O. Box 9475
Minneapolis, MN 55440-9475

~~TNBTGTVISTA~~
~~Mail Stop 2BD~~
~~Minneapolis, MN 55440~~
No Such Number
Unable to Forward
Return to Sender

Target
Financial Recovery Services, Inc.
P.O. Box 385908
Minneapolis, MN 55438-5908

The Bureaus
1721 Central Street
Evanston, IL 60201-1507

~~Toyota Motor Credit~~
~~2600 Michelson Drive, Suite 50~~
~~Irvine, CA 92612-1550~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Toyota Motor Credit
P.O. Box 105386
Atlanta, GA 30348-5386

~~UCS/Universal Card Services~~
~~P.O. Box 44167~~
~~Jacksonville, FL 32231-4167~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

UCS/Universal Card Services
P.O. Box 6500
Sioux Falls, SD 57117

~~UNVL/CITI~~
~~8787 Bay Pine Road~~
~~Jacksonville, FL 32256-8528~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

UNVL/CITI
100 Citibank Drive
San Antonio, TX 78245

U.S. Bank National Association, as Trustee
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

US Customs and Border Protection
301 E. Ocean Blvd.
Long Beach, CA 90802-4828

Union Plus Credit Card
P.O. Box 49352
San Jose, CA 95161-9352

VFC Partners 10 LLC
Hemar, Rousso & Heald, LLP
c/o Raffi Khatchadourian, Esq.
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2829

WFB CD Svc
P.O. Box 3696
Portland, OR 97208-3696

WFNNB/Avenue
4653 E. Main Street
Columbus, OH 43251-0001

WFNNB/Lane Bryant
4590 E. Broad Street
Columbus, OH 43213-1301

WFNNB/Victoria
P.O. Box 182128
Columbus, OH 43218-2128

Walmart/MBGA
P.O. Box 103027
Roswell, GA 30076

Washington Mutual
P.O. Box 1093
Northridge, CA 91328

Wells Fargo Bank NV NA
P.O. Box 10438
Des Moines, IA 50306-0438

Wells Fargo Business Card
P.O. Box 348750
Sacramento, CA 95834-8750

Wells Fargo Card Services
P.O. Box 30086
Los Angeles, CA 90030-0086

Westamerica Bank
300 Rohnert Park Expressway
Rohnert Park, CA 94928-2153